152.0	0009	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,155,700	/	1,155,700
USE VALUE:	1,155,700	/	1,155,700
ASSESSED:	1,155,700	/	1,155,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELATA NADAV Z & ALEXANDRA E
Owner 2:	
Owner 3:	
Street 1:	87 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBSON JULIE -
Owner 2:	SCALZILLI CHRISTOPHER -
Street 1:	12 PURITAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,835 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Clapboard Exterior and 2542 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10835.000	548,500	11,200	596,000	1,155,700
Total Card	0.249	548,500	11,200	596,000	1,155,700
Total Parcel	0.249	548,500	11,200	596,000	1,155,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.64 | /Parcel: 454.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 101277
GIS Ref:
GIS Ref:
Insp Date: 05/02/18

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,800	2300	10,835.	596,000	887,100	887,100	Year End Roll	12/18/2019
2019	101	FV	230,000	2300	10,835.	558,800	791,100	791,100	Year End Roll	1/3/2019
2018	101	FV	230,000	2300	10,835.	461,900	694,200	694,200	Year End Roll	12/20/2017
2017	101	FV	230,000	2300	10,835.	424,700	657,000	657,000	Year End Roll	1/3/2017
2016	101	FV	230,000	2300	10,835.	387,400	619,700	619,700	Year End	1/4/2016
2015	101	FV	224,100	2300	10,835.	380,000	606,400	606,400	Year End Roll	12/11/2014
2014	101	FV	224,100	2300	10,835.	353,200	579,600	579,600	Year End Roll	12/16/2013
2013	101	FV	224,100	2300	10,835.	336,000	562,400	562,400		12/13/2012

!11966!

PRINT

Date	Time
12/11/20	02:05:27

LAST REV

Date	Time
10/01/20	10:05:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11966

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBSON JULIE,	74664-467	1	5/13/2020		1,320,000	No	No		
WING LILLIAN K	73180-114	1	8/27/2019	Estate/Div	760,000	No	No		
	12159-330		2/18/1972		17,500	No	No		Lillian K S Wing dod 1/6/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	14	Redo Bas	20,000	C				
10/22/2019	1678	Dormers	60,000	O				
9/24/2019	1492	New Wind	30,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
5/2/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Inspected	189	PATRIOT
1/15/2009	Entry Denied	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
2/27/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101277
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10835		Sq. Ft.	Site		0	80.	0.69	9									596,038						596,000	

Total AC/HA:	0.24874	Total SF/SM:	10835	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	596,038	Spl Credit		Total:	596,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27799034
Const Adj.:	1.03939605
Adj $ / SQ:	166.042
Other Features:	130392
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554080
Depreciation:	5541
Depreciated Total:	548539

COMMENTS

TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2		HB	2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

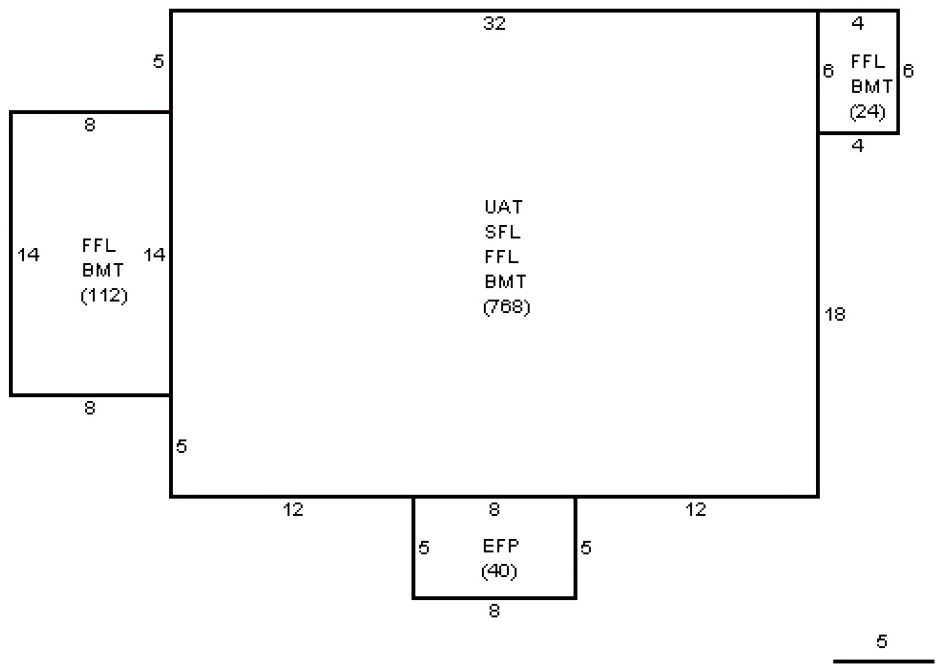
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.65
Special Features:	0	Val/Su Net:	195.33
Final Total:	548500	Val/Su SzAd	328.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	904	77.830	70,360
FFL	First Floor	904	166.040	150,102
SFL	Second Floor	768	166.040	127,520
UAT	Upper Attic	192	116.230	22,316
EFP	Enclos Porch	40	75.460	3,018
	Net Sketched Area:	2,808	Total:	373,316
Size Ad	1672	Gross Are	3384	FinArea 2542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	V	VG	1935	31.88	T	20	101			10,200			10,200
19	Patio	D	Y	1	10x32	A	AV	2019	3.42	T	5	101			1,000			1,000

More:	N	Total Yard Items:	11,200	Total Special Featues:	Total: 11,200